

Redevelopment Opportunities

Placemaking:

- *The unique character of University Village should be reinforced through a strategic approach to tenancing that blends complimentary uses within a cohesive visual and thematic environment.*
- *This “Critical Mass” of complimentary tenants and destinations should be supported by, and organized within, a well defined progression of outdoor spaces typical of competing urban commercial districts and not unlike the organization of a traditional shopping mall.*
- *The character of outdoor streets and public spaces should be guided by a tailored set of urban design goals and objectives*

Other Opportunities...

Potential Redevelopment Opportunities identified through stakeholder and community meetings include the following:

- Turner Hall - Lease studio & office space for UC Neihoff Studio / Possible Uptown Consortium offices *
- Bring new restaurant to former "Holy Grail" Site - tie in with Bogarts Venue and events *
- Mixed use development along Jefferson to Glendora Area (Retail @ corners, Housing, Bus Hub)
- Create adaptive new use for Scheil School for community-oriented learning, living, and cultural use.
- "Short-Vine":
 - Implement a Special Improvement District
 - Consider Entrepreneur District or Single Lease Zone:
 - Potential to Share Marketing and Business Overhead costs
 - Strategic control & approach to tenanting
 - Potential to guarantee rents.
- Expand 5/3rd bank on Former Perkins Restaurant Site - develop corner for new housing & parking.
- Develop Market-Rate Senior Housing at north end of Vine
 - Consider Continuing Care Community (including retirement, assisted living and nursing services, all on one campus) at North End of Short Vine.
- Relocate Kinko's to University Plaza Site - Redevelop current Kinko's site for restaurant, outdoor dining & entertainment uses.

* Denotes In-process or completed development project

Opportunities Plan



Opportunities

LEGEND

- Gateway / Intersection Enhancement
- Vehicular Node / Intersection Enhancement
- Major Vehicular Circulation
- Improved Pedestrian Crossing
- Pedestrian Amenities
- Focal Feature / Sculptural Element
- "Main Street" Retail
- Residential Use Area
- Residential Redevelopment Area
- Proposed Residential Redevelopment
- Proposed Mixed-use
- Off-street Parking
- Greenspace
- Entertainment / Recreation Destination
- Civic
- Institutional
- Hospitality
- Architectural Landmark

KINZELMAN KLINE GOSSMAN
GOODY CLANCY ASSOCIATES
October 2003

University Village Urban Renewal Plan

Strategic Design Goals

- Transition east –west uses to create better connections
- Include focal features and sculptural elements
- Build on area resources, provide a diversity of options
- Strengthen vehicular and pedestrian connections
- Create landmark gateways to mark key entry points
- Local parking to support “Main Street” activities
- Establish character zones along Vine
- Redefine the Kroger Site and reconnect Short Vine



Opportunities

LEGEND



Gateway / Intersection Enhancement



Vehicular Node / Intersection Enhancement



Major Vehicular Circulation



Improved Pedestrian Crossing



Pedestrian Amenities



Focal Feature / Sculptural Element



"Main Street" Retail



Residential Use Area



Residential Redevelopment Area



Proposed Residential Redevelopment



Proposed Mixed-use



Off-street Parking



Greenspace



Entertainment / Recreation Destination



Civic



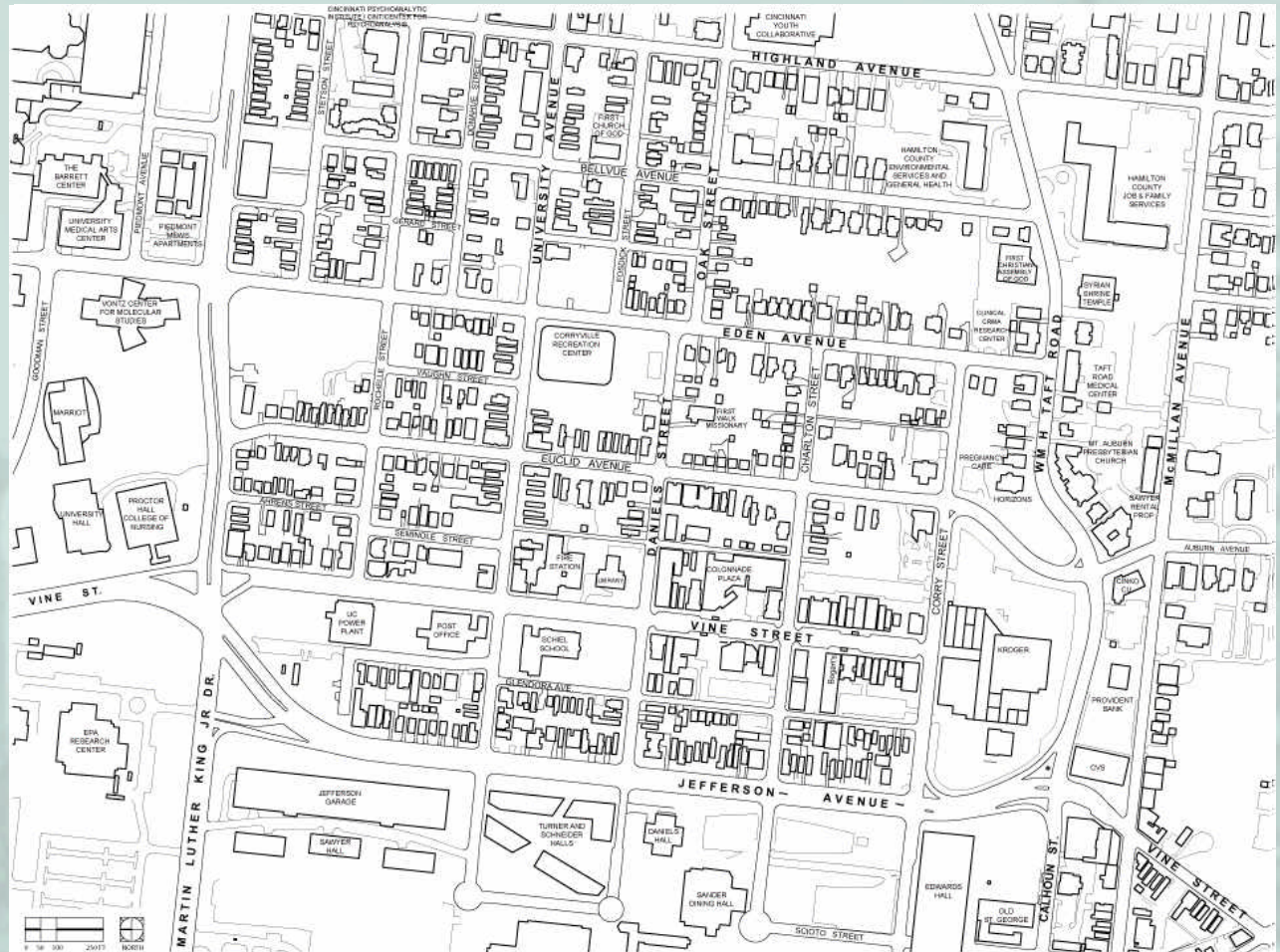
Institutional



Hospitality

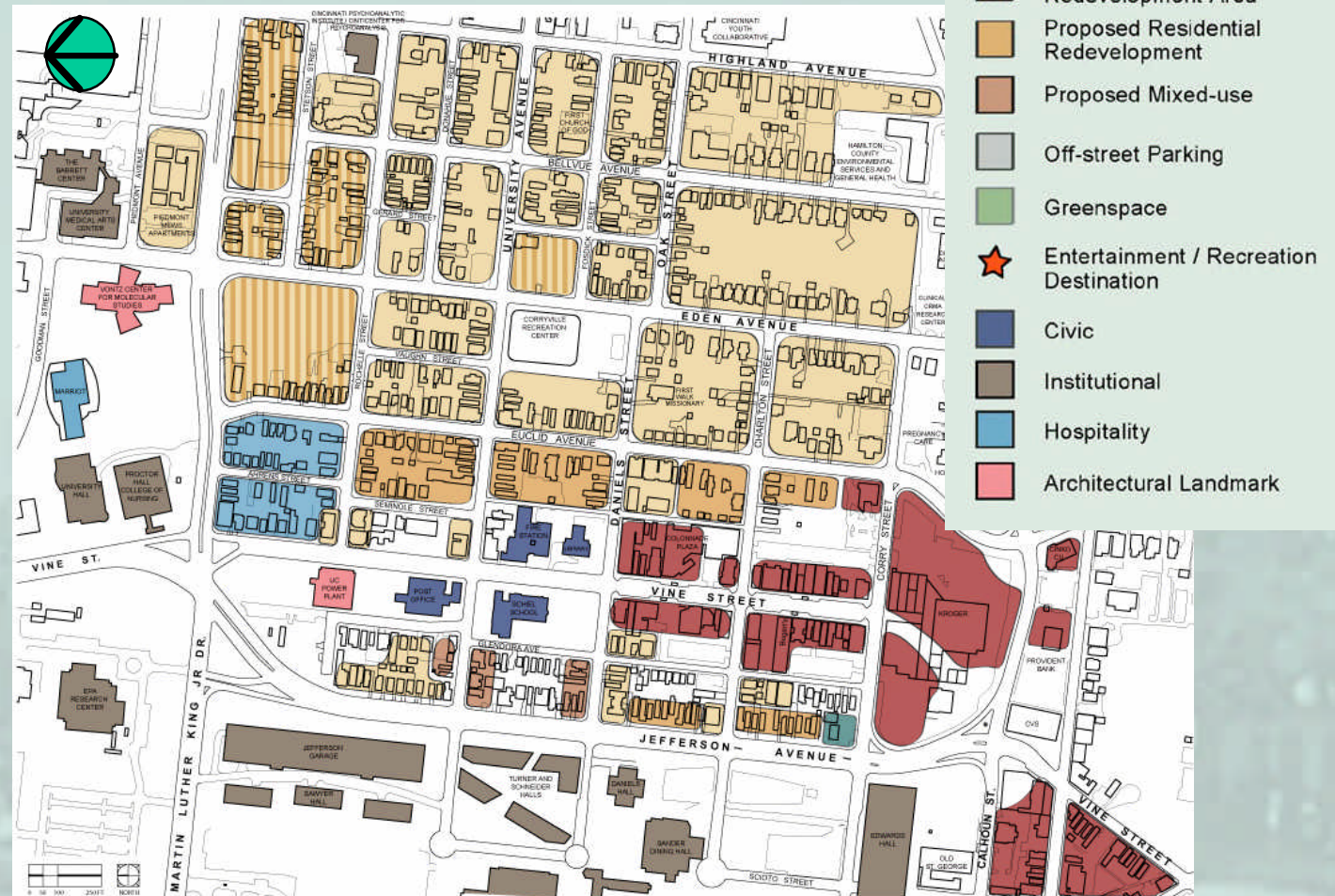


Architectural Landmark



Transition east –west uses to create better connections

- Jefferson
- Glendora
- Vine
- Euclid
- Eden
- Bellevue
- Highland



Include focal features and sculptural elements

The development of focal elements, whether components of buildings or public spaces, builds a greater sense of place and brand identity of a district. The Corryville Public Library already contributes a strong sense of civic pride to the neighborhood. Potential areas for enhanced expression include:

- Kroger site
- Bogart's
- Scheil School Parking lot
- Post Office



Build on area resources, provide a diversity of options

- Resources.....

Bogart's, Coryville Recreation Center, UC, Hospital district, Area neighborhoods, Old St George's

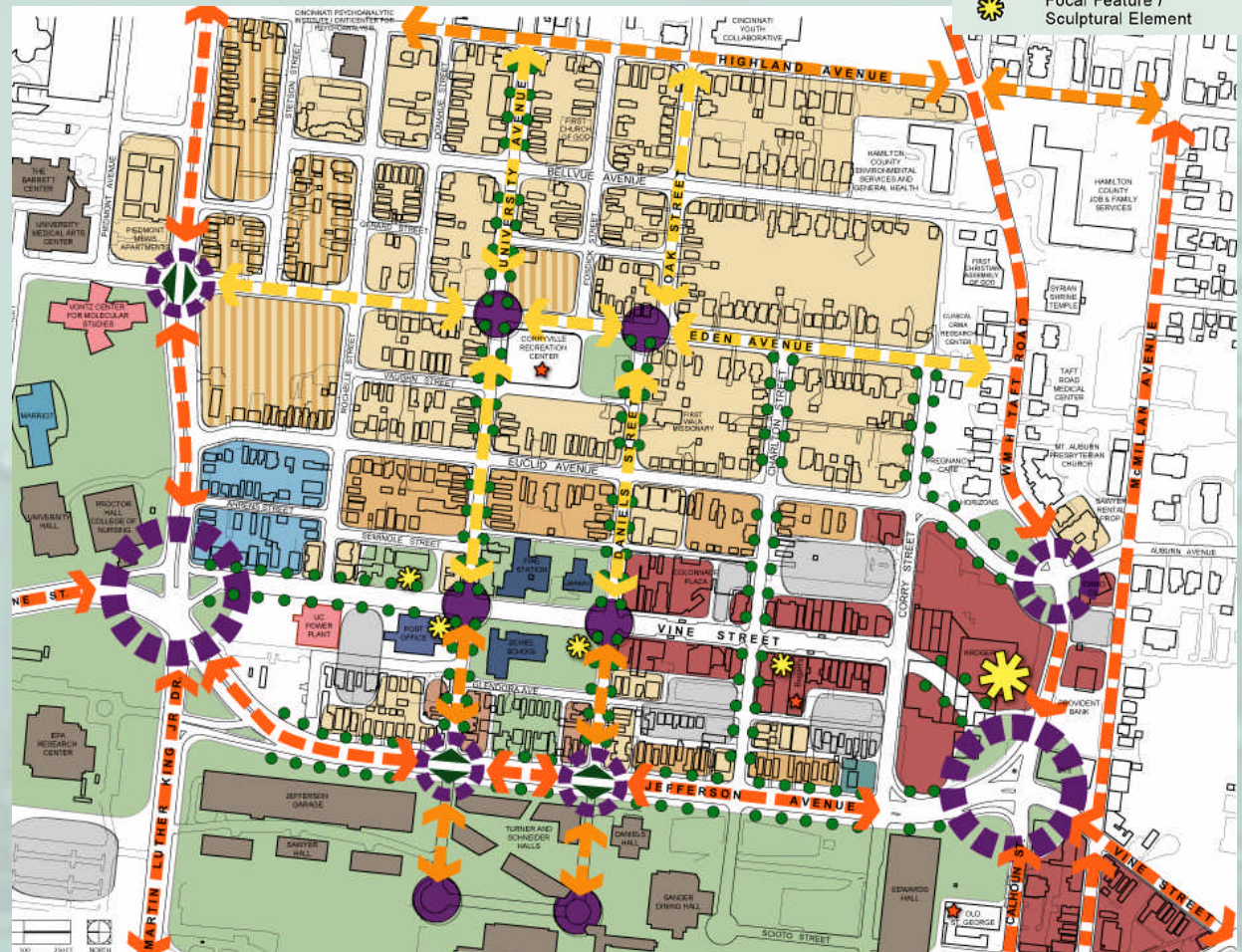
- New choices.....

- Housing, Retail, civic places, leisure, neighborhood amenities, safe environments



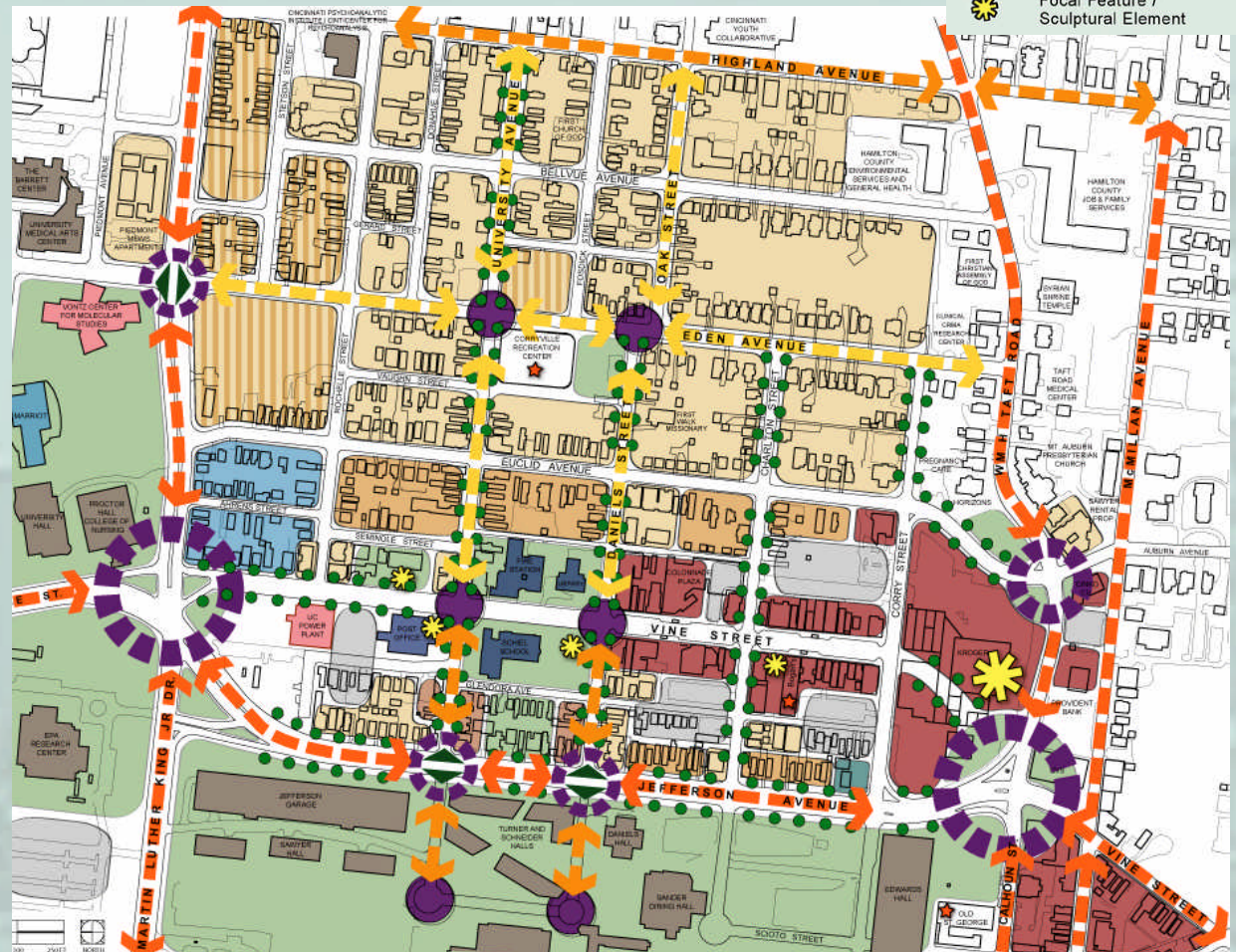
Strengthen vehicular and pedestrian connections

- Regional connections
- District Streets
- Neighborhood roads
- Residential streets
- UC – “Main Street”



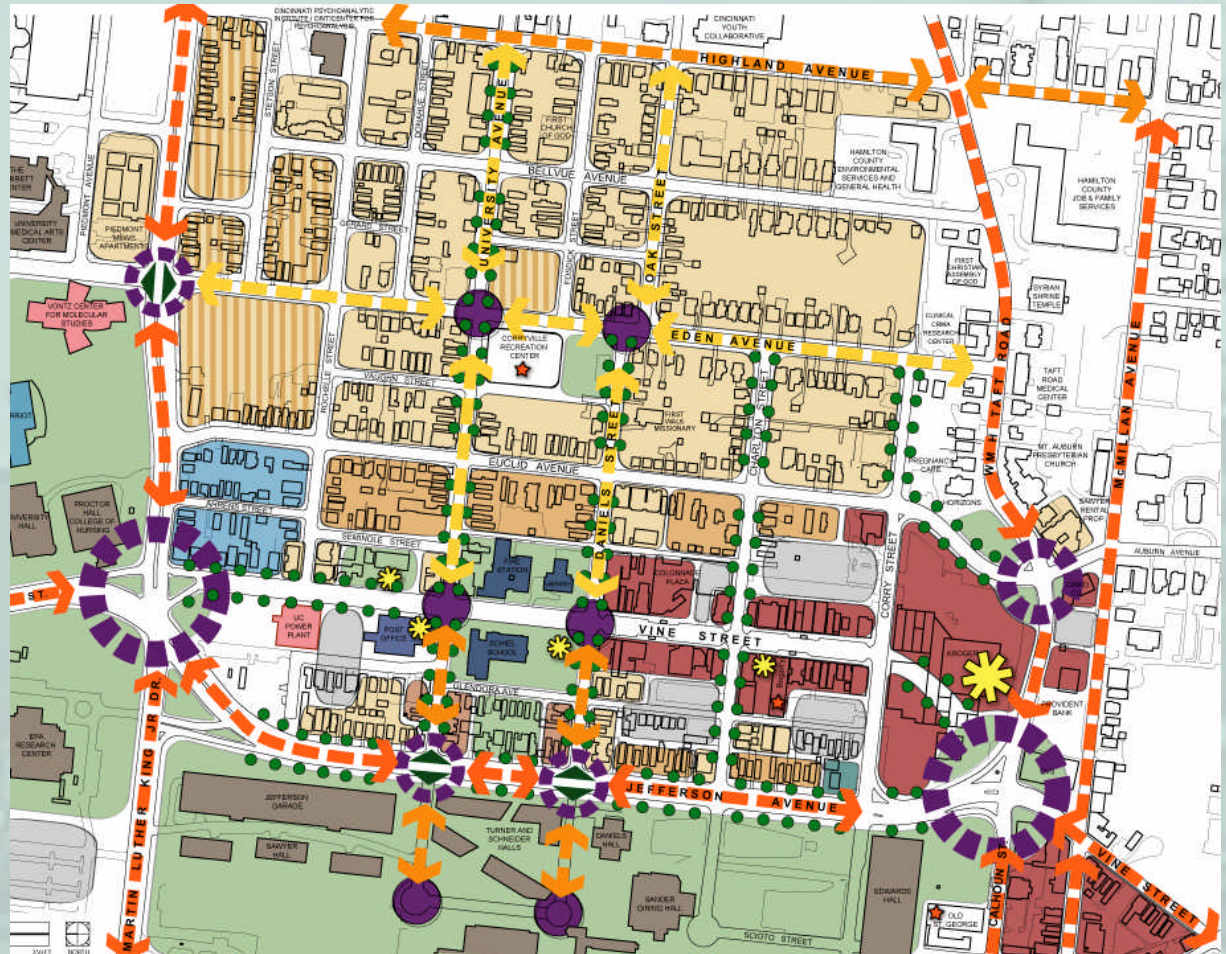
Create landmark gateways to mark key entry points

- At the Kroger Site
- At MLK
- At cross streets to UC
- At MLK and Eden
- At neighborhood cross-streets

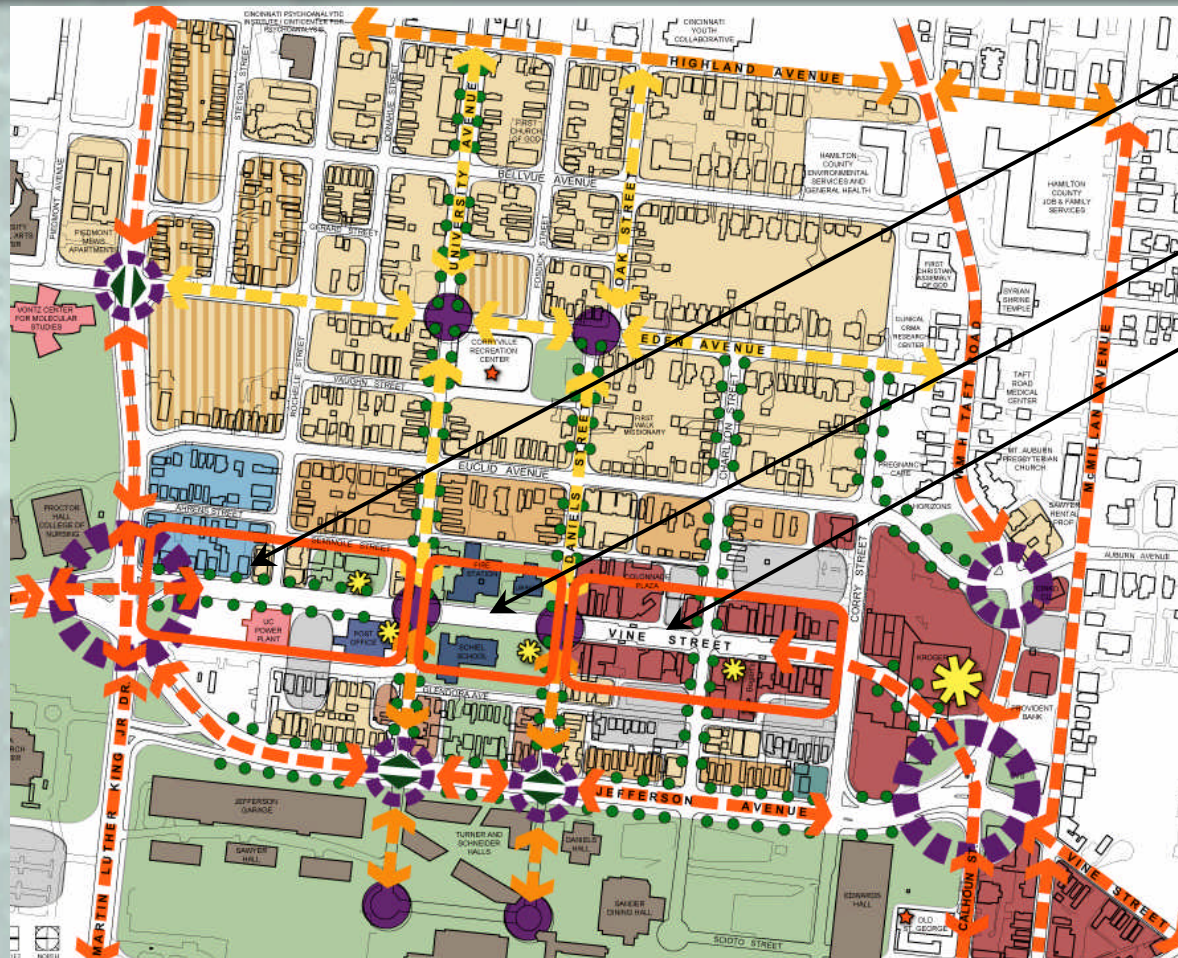


Local parking to support “Main Street” activities

- Enhance connections from rear lots to Vine
- Employ creative design solutions to screen parking from Pedestrian areas

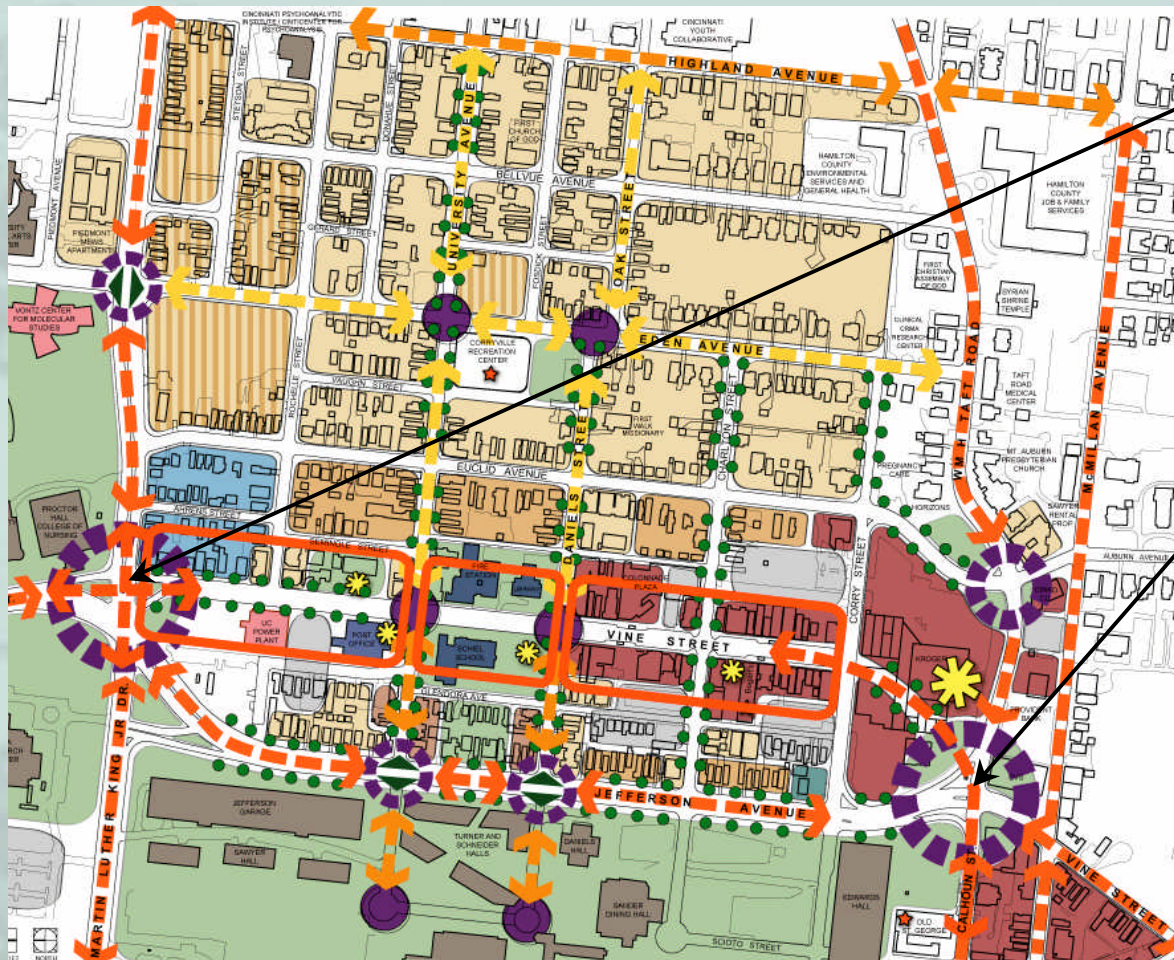


Establish character zones along Vine Street



- North - Hospital/University Gateway
- Civic Core
- Traditional Retail Street

Redefine the Kroger Site and reconnect Short Vine



- North –

Link Short Vine to Uptown Crossing, (the hospitals, zoo and future redevelopment)

- South:

Forge strong connection to Calhoun Street

Create a proud civic space at the south Gateway to District